

EXHIBIT C

PROPOSED COMMUNITY AMENITIES

The Applicant's community amenities package includes the following elements.

Undergrounding of Utilities and Public Space Infrastructure Improvements

The Applicant has agreed to pay for the cost of undergrounding the utility lines along Monroe Street between 9th Street and 10th Street. The cost to underground these utilities is \$75,000.

The Applicant has also agreed to replace the sidewalk, curb, and gutters around the entire block which includes the PUD project, and to re-grade and repave the alley that will only be utilized by the adjacent 10th Street property owners. The cost for these public space infrastructure improvements is approximately \$95,000.

Workforce Development and Job Training

The Applicant has met with the Executive Director of the Academy of Hope. Academy of Hope's main office is located at 601 Edgewood Street, NE in the Edgewood neighborhood of Ward 5. Academy of Hope's mission is to provide high quality adult basic education in a manner that changes lives and improves the community. Academy of Hope currently has what they believe is the most effective career assessment center in the District of Columbia. The career assessment center provides the opportunity for unemployed and underemployed individuals to determine their competencies at different types of careers. Specific technical skills are assessed in areas such as health care, construction, office work and others. The Academy of Hope has found that career assessment can help make better employee/employer matches and helps adult learners to see the connection to their long-term career goals. The Applicant has agreed to provide \$50,000 to Academy of Hope to upgrade its existing career assessment center. These funds will be used to update and purchase new technical assessment equipment. The Applicant will make this payment prior to the issuance of the building permit for the project.

The Applicant has also met with the Executive Director of Byte Back, a non-profit organization that provides computer literacy and employment readiness skills to underserved communities throughout the District. Byte Back's mission is to improve economic opportunities by providing computer and technology courses to low-income residents in DC. Byte Back's office and training facility is located directly across 9th Street from the PUD project, at 815 Monroe Street, NE. The Applicant will provide Byte Back with \$25,000 which will be used to upgrade and maintain the hardware in their computer training lab. The Applicant will make this payment prior to the issuance of the building permit for the project.

Support for Local Businesses

The Applicant has also had discussions with the Community Foundation for the National Capital Region. The Community Foundation for the National Capital Region is currently the non-profit organization that is administering a no-interest loan program for small businesses located within the geographic boundaries of Advisory Neighborhood Commission (“ANC”) 5C (pursuant to a condition of the PUD and Zoning Map Amendment application approved in Zoning Commission Case No. 07-27A). The Applicant and the Community Foundation for the National Capital Region seek to create a similar loan program for small businesses located within the geographic boundaries of ANC 5A. Therefore, the Applicant shall make a contribution of \$50,000 to the Community Foundation for the National Capital Region to fund and administer no-interest loans for small businesses which are located within the geographic boundaries of ANC 5A. The Applicant will make this payment prior to the issuance of the building permit for the project.

The Applicant will continue to work with the Greater Brookland Business Association (“GBBA”) to identify potential business opportunities for Brookland businesses throughout the life of the project. The Applicant will adhere to the following procedures in order to cultivate these business opportunities:

- The Applicant will semi-annually obtain from the GBBA a list of products and services offered by its members. This list shall include a notation for each business as to whether it is a CBE;
- The Applicant shall offer Brookland businesses an opportunity to bid on products and service offerings prior to selecting a vendor; and
- The Applicant and GBBA will meet quarterly to review business opportunities and the selection of Brookland businesses.

Support for Local Cultural Amenities

The Applicant has met with the Executive Director of Dance Place, which is located at 3225 8th Street, NE. Dance Place has been a fixture in the Brookland neighborhood since 1986. Dance Place’s mission is to transform lives through performing arts and creative education programs that inspire personal growth, professional success, physical wellness and community engagement. Through truly affordable and free programs, Dance Place serves diverse audiences, artists, students, families, adults and children in the greater DC Metropolitan area. Dance Place is currently in the midst of a \$5 million capital campaign. The Applicant has agreed to provide \$25,000 to Dance Place to be used for improvements to the new dance studio in Dance Place’s main theater building and their new dance studio in the Brookland Artspace Lofts. Both of these facilities will host dance classes for children from the neighborhood as well as adults. The Applicant will make this payment prior to the issuance of the building permit for the project.

Security and Public Safety Enhancements

The Applicant has agreed to install security cameras on the exterior of the building to monitor activity on the sidewalks adjacent to the property. Footage from these cameras will be made available to the Metropolitan Police Department, as necessary. The cost of these security cameras, and the systems to operate them, is \$40,000.

Enhancements to Neighborhood Playgrounds and Open Space

The lack of quality playgrounds and open space for neighborhood children was an issue that the Applicant heard throughout its community dialogue process. Since the Applicant is no longer proposing the creation of a community park on 9th Street, the Applicant is proposing to donate \$25,000 for the enhancement of the playground equipment and open spaces at the Turkey Thicket Recreation Center, located at 1100 Michigan Avenue, NE. The Applicant will make this payment prior to the issuance of the building permit for the project.